



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data				Primary Image							
Account	300006452										
Parcel ID	2100-00-009-001-0-001-00										
Cadastral ID	2100-009-001-00-0-001-00										
Property Type	REAL - Real Property										
Property Class	UC	VI Area	1								
Tax Area	202 - 1T-LAVERNE-C										
Name ID	15414										
CP RENTALS, LLC											
PO BOX 331 LAVERNE OK 73848-0000											
Parcel Location											
Situs	01020 S BROADWAY										
Subdivision	LOVE ADDN										
Lot/Block	0001 / 0009	Parcel Size	2 - Lots								
Sec/Twn/Rng	/ / /										
Neighborhood	200100 - LAVERNE ORIG\MULTI										
School District	1-LAVERN - 1-LAVERNE										
Legal Description Lat/Long: 36.70451370 -99.89596802				RV HOOKUPS 3/13/2023							
LOVES ADD BLOCK 9 LOTS 1-2				Building Permits							
				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					750/266	MELVIN PRICE	01/27/2020	37,500	21		
					707/573	LITTLE ELM CAMPGROUND, LL	03/31/2015	48,747	MQ		
					687/601	MULBERRY, BILLY RAY (TRUST	12/05/2012	37,000	PQ		
					616/618	LOVE, JOHNNY DEWAYNE	08/28/2006	3,000	U		
					588/286	LOVE, JOHNNY, ETUX	05/01/2003	1,500	U		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax		
Remove Cap	2021	Land Value	23,878	23,878	12%	2,865	Assessed	3,692	248.07		
Year Frozen		Improvements	6,891	6,891		827	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	30,769	30,769		3,692	Total Taxable	3,692	248.00		
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-300006452	CP RENTALS, LLC	202	30,769	0	3,692	248.00				
2024	2024-300006452	CP RENTALS, LLC	202	31,248	0	3,749	249.00				
2023	2023-300006452	CP RENTALS, LLC	202	29,883	0	3,586	241.00				
2022	2022-300006452	CP RENTALS, LLC	202	29,883	0	3,586	243.00				
2021	2021-300006452	CP RENTALS, LLC	202	29,883	0	3,586	248.00				
2020	2020-300006452	CP RENTALS, LLC	202	29,883	0	3,586	243.00				
2019	2019-0006452	LITTLE ELM RV PARK, LLC	202	32,920		3,950	236.00				
2018	2018-0006452	LITTLE ELM RV PARK, LLC	202	32,920		3,950	236.00				
2017	2017-0006452	LITTLE ELM RV PARK, LLC	202	35,904		4,308	257.00				
2016	2016-0006452	LITTLE ELM RV PARK, LLC	202	35,904		4,308	257.00				
2015	2015-0006452	LITTLE ELM RV PARK, LLC	202	35,954		2,911	174.00				
2014	2014-0006452	LITTLE ELM CAMPGROUND, LLC	202	35,954		2,772	165.00				
2013	2013-0006452	LITTLE ELM CAMPGROUND, LLC	202	67,386		2,640	158.00				



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable 23878</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 13 LAVERNE COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 29,847.00 x .80 = 23,878</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 23,878</p>		
Cost Approach		
<p>Manual Date 07/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 6,508</p> <p>Total Improvement Value 6,508</p> <p>Land Value 23,878</p> <p>Cost Approach Value 30,386</p>	<p>Image ID 25616</p> <p>Image Date 3/13/2023</p> <p>Name 001.JPG</p> <p>Description RV HOOKUPS</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 6,508</p> <p>Land Value 23,878</p> <p>Total Appraised Value 30,386</p>	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UHRV	Utility Hookup - RV X 4	0x0x0	Dirt		4
	Qual 3	Cond 3	Year 2019	Eff Age 7		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2,392.75 x 4)		9,571	3,063	6,508
Total Site Improvement Value						6,508